



Presented by:
P.A. 'Doc' Livingston PREC*
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Active
R2397438
 Board: V
 House/Single Family

2269 CENTRAL AVENUE
 Port Coquitlam
 Central Pt Coquitlam
 V3C 1V7

Residential Detached
\$898,000 (LP)
 (SP)



Sold Date: Frontage (feet): **35.00** Original Price: **\$959,000**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1974**
 Depth / Size: **123** Bathrooms: **2** Age: **45**
 Lot Area (sq.ft.): **4,329.00** Full Baths: **2** Zoning: **RA-1**
 Flood Plain: Half Baths: **0** Gross Taxes: **\$3,849.46**
 Rear Yard Exp: Council Apprv?: For Tax Year: **2019**
 If new, GST/HST inc?: Tax Inc. Utilities?:
 P.I.D.: **012-438-421**
 Tour:

View: :
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type:

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:
 Metered Water:

Total Parking: **3** Covered Parking: **1** Parking Access: **Rear**
 Parking: **Garage; Single**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: :
 Floor Finish:

Legal: **LOT 62, PLAN NWP2062, DISTRICT LOT 289, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:
 Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Bedroom	12' x 10'			x			x
Main	Bedroom	8'1' x 9'1'			x			x
Main	Kitchen	12' x 8'7			x			x
Above	Living Room	20' x 11'8			x			x
Above	Kitchen	12'3 x 10'2			x			x
Above	Dining Room	11' x 7'4			x			x
Above	Bedroom	11' x 7'4			x			x
Above	Bedroom	8'6 x 8'1			x			x
Above	Master Bedroom	12' x 8'1			x			x
		x			x			x

Finished Floor (Main):	1,008	# of Rooms:	9	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,008	# of Kitchens:	2	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:		3				Pool:
Finished Floor (Total):	2,016 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 5	5				Grg Dr Ht:
Grand Total:	2,016 sq. ft.	Basement: None		6				
				7				
				8				

Listing Broker(s): **RE/MAX Real Estate Services**

Central Port Coquitlam 2 level basement entry 5 Bdrm Home, Top Floor 3 Bdrm, 1 Bath Suite rented @ \$1700/mo. Ground/Entry level 2 Bdrm 1 Bath Suite rented @ \$1200/mo. Property in good condition, well kept, with quality renovations done in past few years. Close to schools, parks & transportation, private fenced rear yard. In an area of recent Multifamily Development, so a good candidate for Assembly with neighbouring properties. This is good for Families, Investors and Developers. Live & Enjoy, Hold, Develop. Contact LS for more info, viewings. Tenanted, so Appointments Available between noon & 5 PM, Mon - Sat with 2 Day notice.



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Active
R2382359

4088 COAST MERIDIAN ROAD

Residential Detached

Board: V
 House/Single Family

Port Coquitlam
 Oxford Heights
 V3B 0M5

\$1,049,000 (LP)

(SP)



Sold Date: Frontage (feet): **41.00** Original Price: **\$1,049,000**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2017**
 Depth / Size: **102** Bathrooms: **4** Age: **2**
 Lot Area (sq.ft.): **4,024.00** Full Baths: **3** Zoning: **SFD**
 Flood Plain: Half Baths: **1** Gross Taxes: **\$2,505.09**
 Rear Yard Exp: **East** For Tax Year: **2017**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **029-787-891**
 Tour: **Virtual Tour URL**

View: **No**
 Complex / Subdiv: **WAKINS CREEK**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Fibre Cement Board, Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen: **Full**
 Renovations: **Full**
 # of Fireplaces: **1**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Sundeck(s)**
 Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: **2** Parking Access: **Lane**
 Parking: **Garage; Double, Open**
 Dist. to Public Transit: **IMMEDIATE** Dist. to School Bus: **1 BLOCK**
 Title to Land: **Freehold NonStrata**
 Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No : SOLD AS IS WHERE IS**
 Fixtures Rmvd: **No : SOLD AS IS WHERE IS**
 Floor Finish: **Hardwood, Mixed, Tile**

Legal: **LOT 2 SECTION 7 TOWNSHIP 40 NEW WESTMINSTER DISTRICT PLAN EPP57525**

Amenities:

Site Influences: **Central Location, Golf Course Nearby, Lane Access, Marina Nearby, Recreation Nearby, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Family Room	12' x 14'10"	Above	Walk-In Closet	9'2 x 5'8			x
Main	Kitchen	16'10 x 10'9	Bsmt	Bedroom	14'3 x 12'4			x
Main	Dining Room	12'9 x 9'2	Bsmt	Bedroom	11'3 x 11'3			x
Main	Laundry	8'0 x 7'4	Below	Recreation	18'11 x 18'0			x
Main	Office	11'8 x 9'9			x			x
Main	Foyer	10' x 7'0			x			x
Above	Master Bedroom	14'9 x 14'2			x			x
Above	Bedroom	12'9 x 11'0			x			x
Above	Bedroom	12'6 x 13'2			x			x
Above	Media Room	11'4 x 8'0			x			x

Finished Floor (Main):	1,072	# of Rooms:	14	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,015	# of Kitchens:	1	1	Main	2	No	Barn:
Finished Floor (Below):	0	# of Levels:	3	2	Above	5	Yes	Workshop/Shed:
Finished Floor (Basement):	1,084	Suite:	None	3	Above	4	Yes	Pool:
Finished Floor (Total):	3,171 sq. ft.	Crawl/Bsmt. Height:		4	Bsmt	3	No	Garage Sz:
Unfinished Floor:	0	Beds in Basement:	2	5				Grg Dr Ht:
Grand Total:	3,171 sq. ft.	Beds not in Basement:	3	6				
		Basement:	Full, Fully Finished	7				
				8				

Listing Broker(s): **Royal LePage West R.E.S.**

WOW!! What a beautiful home-pride of ownership shines here. Near new home built by Gold Creek Dev. Fully finished all 3 floors. Features include; hardwood floors throughout, 9' ceilings, gorgeous kitchen that offers large entertaining island with quartz counters and adjoining family room and dining area to give it a great room feel. Upstairs features incl. large bedrooms, master suite has walk in closet and 5 pc. ensuite, kids bedroom has cheater door to main bath which has a separate gaming area. Basement is ideal for a grandparent to nanny with its own wet bar. Basement does have a separate entrance, it enters form the main floor. Hurry on this one.



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Active
R2379823
Board: V
House with Acreage

2820 BURNS ROAD

Port Coquitlam
Riverwood
V3C 3V4

Residential Detached

\$3,099,000 (LP)

(SP)



Sold Date: Frontage (feet): **300.00** Original Price: **\$3,350,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1988**
Depth / Size: **1961.6** Bathrooms: **4** Age: **31**
Lot Area (sq.ft.): **588,495.00** Full Baths: **4** Zoning: **A1**
Flood Plain: Half Baths: **0** Gross Taxes: **\$2,721.39**
Rear Yard Exp: For Tax Year: **2017**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **007-794-231**
Tour:
View: **No**
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Septic, Water**
Sewer Type: **City/Municipal**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed, Wood**
Foundation: **Concrete Slab**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Other**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard, Sundeck(s)**
Type of Roof: **Asphalt**

Total Parking: Covered Parking: **4** Parking Access:
Parking: **Carport & Garage, RV Parking Avail.**
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate, Wall/Wall/Mixed**

Legal: **LOT 3, BLOCK 6N, PLAN NWP7491, SECTION 3, RANGE 1E, NEW WESTMINSTER LAND DISTRICT, & SEC 4**

Amenities:
Site Influences: **Cleared, Golf Course Nearby, Private Setting, Private Yard, Rural Setting**
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	13'8 x 10'11	Main	Family Room	15' x 10'			x
Main	Eating Area	16'11 x 12'	Below	Kitchen	14'11 x 10'4			x
Main	Family Room	17'11 x 15'4	Below	Family Room	19'8 x 14'11			x
Main	Dining Room	10'11 x 9'2	Below	Bedroom	17'8 x 11'1			x
Main	Living Room	16'4 x 15'7	Below	Bedroom	12'10 x 11'11			x
Main	Master Bedroom	12'11 x 12'6	Below	Foyer	12'11 x 6'10			x
Main	Bedroom	9'11 x 9'10	Below	Den	10'10 x 8'9			x
Main	Bedroom	9'10 x 8'11						x
Main	Wok Kitchen	16' x 10'8						x
Main	Kitchen	10'8 x 11'5						x

Finished Floor (Main):	1,706	# of Rooms:	17	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	4	1	Main	4	No	Barn:
Finished Floor (Below):	1,458	# of Levels:	2	2	Main	3	Yes	Workshop/Shed: 20 x 35
Finished Floor (Basement):	0	Suite:	Other	3	Main	4	No	Pool:
Finished Floor (Total):	3,164 sq. ft.	Crawl/Bsmt. Height:		4	Below	4	No	Garage Sz:
Unfinished Floor:	0	Beds in Basement:	0	5				Grg Dr Ht:
Grand Total:	3,164 sq. ft.	Beds not in Basement:	5	6				
		Basement:	Fully Finished, Separate Entry	7				
				8				

Listing Broker(s): **RE/MAX Little Oak Realty (Abbotsford)**

INCOME PROPERTY!! This 13.5 acre property is flat, all usable and in a PRIME location! Whether you're looking for a place to live, farm, rent out or even just hold onto... this truly has it all! The property is currently producing income of approximately \$120,000 per year. That is just scratching the surface as there is potential to create much more income! The main home is move in ready and situated near the front of the property. It has 5 bedrooms with a suite in the basement. The view from the sundeck is gorgeous as it overlooks the whole acreage including the Fraser River! In addition, there is a detached tenants building, and 2 large shops. There are many different uses for this property! Call today to book your own private showing!